



7ardèche
immobilier

☎ 06 25 78 27 40

✉ info@7ardeche.immo

www.7ardeche.immo

€ 252 000

Buying house

5 rooms

Surface : 110 m²

Surface of the living : 30 m²

Surface of the land : 2909 m²

Year of construction : 1993

Exposition : Est ouest

View : Dégagée

Hot water : Electrique

Inner condition : a refresh

4 bedroom

1 terrace

1 bathroom

1 shower

2 WC

1 garage

5 parkings

Energy class (dpe) : G

**Emission of greenhouse gases
(ges) : C**

Fees and charges :

252 000 € agency fees 4,76% à the
responsibility of the buyer included

01/05/2024 - Prix T.T.C



House Lanas

Exclusively, in the town of Lanas, 15 minutes from Aubenas, in South Ardèche, we offer you this house of approximately 117 m2 with land of 2,900 m2. Bright, it consists of a kitchen open to living room/lounge opening onto a terrace, two bedrooms, a bathroom, a toilet. In the basement, you find a laundry room, a small bathroom, a toilet and the garage, part of which has been converted into two bedrooms. have been fitted out in the garage for one car and a swimming pool completes this set. two Terrace to the east with a clear view of the surrounding countryside. Lanas, 15 minutes south of Aubenas. A stone's throw from the village center, single-storey villa with a fenced garden of 1780m². House side: entrance, independent kitchen, living room opening onto a veranda, three bedrooms, bathroom, separate toilet. An old garage, isolated and converted into a relaxation area with jacuzzi. Garage and outbuildings. Garden side: near the village, on the heights. Spacious terrace with open and breathtaking views. Ref. : 882V89M - Mandat n°128



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Carte professionnelle n°CPI N. 0702 2017 000 019 631 - RCS 829598283 Aubenas

Code NAF 6821Z - SIRET 82959828300010 - Garantie financière : Galian 120 000€ - Document non contractuel